



# CITY OF MIDDLETON

P.O. Box 487, 1103 W. Main Street, Middleton, ID 83644  
208-585-3133 Fax (208) 585-9601  
citmid@middletonidaho.us  
www.middleton.id.gov

## PROPOSED ANNEXATION PLAN

1. This Annexation Plan is based on the following policies.
  - A. We are building a united community, the Middleton community, based on the community values of safety, peace, health, space, small-city rural atmosphere, plenty of parking, good schools, family-fun community events, and minimal sirens, horns and noise.
  - B. Everybody matters and everything affects everything else; no individual or property is an island; this is one community, one state and one nation.
  - C. Be proactive, not reactive, in planning, preparing, budgeting and delivering city services to properties now and reasonably expected in the future.
  - D. Keep options open for future elected officials providing city services.
  - E. New development pays for improvements needed because of development's impact.
  - F. Properties served by city services pay a fair share for the services.
  - G. Extend city services in an environmentally and fiscally-responsible manner.
  - H. Annex qualifying properties annually.
2. By September 5, 2018, present a letter for Council's review and signature to Canyon County Commissioners requesting that the county either: 1) not approve subdivision applications in the Middleton Area of City Impact, or 2) enter into an agreement with Middleton to collect and forward city transportation and park impact fees to Middleton.
3. By December 31, 2018, annex enclave properties that qualify under Idaho Code 50-222(3)(a)(ii) (Exhibit A – Orientation Map – red parcels).
4. By December 31, 2018, annex contiguous and adjacent properties that qualify under Idaho Code 50-222(3)(b)(i) (Exhibit A - Orientation Map – green parcels).
5. By December 31, 2018, update the city's comprehensive plan to include policies the Annexation Plan is based on.
6. By December 31, 2019, negotiate with the county to extend the impact area boundary north and select Middleton's plans and ordinances to apply in the impact area.



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Idaho Code 50-222(5)(b)(iii) requires preparation and publication of a written annexation plan, appropriate to the scale of the annexation contemplated, which includes, at a minimum, the following elements:

- (A) The manner of providing tax-supported municipal services to the lands proposed to be annexed;
- (B) The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;
- (C) The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;
- (D) A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and
- (E) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed.

The City of Middleton is being boxed in by the City of Star on the east, City of Caldwell on the south, and by County-County approved subdivisions contiguous and adjacent to the City of Middleton (Exhibit A – Orientation Map).

There are approximately 2,750 residential rooftops in the City of Middleton and approximately 1,218 residential rooftops on properties less than five acres contiguous or adjacent to the City of Middleton. Generally, occupants of all of these residences travel on local roads to downtown businesses, to receive mail from the post office, to cross the Boise River on S. Middleton Rd., and to attend schools, after school activities, and city parks. Significantly more properties are receiving city services than are paying for city services.

The City of Middleton prepared this Annexation Plan, including Exhibit B – Annexation Map, to avoid being boxed in and to ensure properties receiving city services pay for those services equally.

A. Middleton provides the following real-property tax-supported municipal services to the lands proposed to be annexed:

- 1) Public safety by the Middleton Police Department, pursuant to a Mutual Assistance Compact, has about a four-minute response time to 911 calls to lands proposed to be annexed;
- 2) Leisure parks: Middleton Place Park, Piccadilly Park and Roadside Park;



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- 3) Future parks: Riverside Park, Flip City Park, Meadow Park, and others;
- 4) Local roads, bridges, culverts, signs, pavement markings, sidewalks, pathways, and pedestrian crossings; and
- 5) Long-range planning in the Middleton Area of City Impact established on July 6, 2001 by negotiated agreement between Canyon County and the City of Middleton.

B. Properties annexed into the City of Middleton can reasonably anticipate an estimated annual real property tax increase in the amount of \$475.00 per \$100,000 of property value to help pay for the tax-supported city services provided to lands proposed to be annexed. "Property values" for real-property tax purposes are the Canyon County assessed values.

C. The City of Middleton does not provide any fee-supported municipal services to the properties proposed to be annexed. The city contracts with Republic Services to provide weekly solid waste pick-up, and recycling pick-up every-other-week, services to city residents. Properties proposed for annexation, if annexed, would be required to receive these services costing approximately \$12.00 per month.

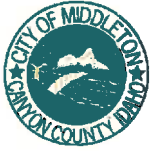
The city provides potable water, wastewater and stormwater services for a fee to properties in the City of Middleton. Connection to the city's systems is optional at the property-owner's request and cost. Connection fees are periodically adjusted by city council and, for new construction residential buildings, are \$3,405.00 to connect to the water system and \$5,640 to connect to the wastewater system (\$9,045 total).

D. One or more of the following units of local government, other than the City of Middleton, provide services to properties proposed for annexation. Each local government unit has its own leadership, rules, regulations, boundaries and taxing authority.

Black Canyon Irrigation District  
Canyon County Ambulance District  
Canyon Highway District No. 4  
Canyon County Mosquito Abatement District  
Drainage District No. 2

Middleton Cemetery District  
Middleton Mill Irrigation District  
Middleton Rural Fire District  
Middleton School District #134

Each of these districts has open meetings that can be attended to understand issues and provide input. If properties proposed for annexation are annexed, there are no known potential affects upon other units of local government that currently provide tax-supported or fee-supported services to the lands proposed to be annexed.



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E. The proposed future land use plan designation for properties proposed for annexation is "Residential." The proposed zoning designation, subject to public hearing, for the lands and properties proposed to be annexed is:

"Agricultural" if five acres or more, or actively farming as defined in Idaho Code 22-4502;

"Agricultural-Residential" if two acres or more;

"R-1" (single-family dwelling one unit per gross acre) if between one and two acres; and

"R-2" (single-family dwelling two units per gross acre) if less than one acre.



